

Minutes
DAGSBORO TOWN COUNCIL
Bethel Center
Monday, April 18, 2022

I. CALL MEETING TO ORDER

Meeting was called to order by Mayor Baull at 6:00 p.m.

In attendance were: Mayor Brian Baull, Vice-Mayor Theresa Ulrich, Councilman William Labor, Town Administrator Cynthia Brought, and Engineering Consultant Kyle Gulbranson. Councilman William Chandler and Councilman Norwood Truitt were not present. See sign in sheet for others in attendance.

II. PUBLIC COMMENT

Mayor Baull thanked everyone that helped out with the Easter egg hunt on Saturday. He felt it went really well with about 400 people in attendance.

III. APPROVAL OF MINUTES

March 21, 2022 Town Council Meeting

Vice-Mayor Ulrich made a motion to approve the minutes as submitted. Councilman Labor seconded the motion. The vote was 3-0 with Councilman Chandler and Truitt being absent.

IV. CONSENT AGENDA

a. Police Department Report

Chief Flood stated that they received the two new patrol vehicles, Ford F150 pick-ups, and are currently in the process of getting bids for the up-fits. Hopefully we will get better results than we did with the Durango. The Durango is supposed to be on the road by the end of this month and he did go and look at it and it seems to be about 90% complete.

Chief Flood stated that surprisingly they received eight applications for the police officer position. He stated that there is one Delaware certified, two out-of-state certified, and five non-certified and therefore they will move forward with researching the new candidates.

Councilman Labor asked what criteria is looked at to determine a choice in candidates. Chief Flood stated that essentially they all go through a background process. The certified candidate's process is a little different because they are already police officers and therefore their background is easier to check and does not entail as much as somebody that is brand new and nothing is known about them. He stated that a lot of it depends on the police agency that they are currently at, if they are in good standing there or do they have problems there, and are they leaving for a certain reason. There is a lot

to dive into on in-state and out-of-state certified officers and it basically is a roll of the dice to see where they fall. The non-certified candidates are starting from scratch and it takes a lot longer to get their required documents as they are not familiar with the police process. He stated that if they do go further in the process then the Town would give them a contract, they would need a psychological evaluation, physicals, doctor appointments, and eye and hearing exams, which would be the Towns' expense. After that there would be the six month (22 weeks) training. Councilman Labor stated that financially it seems the certified candidate would be the easier route to go with. He asked if there are there certain things that are considered that may make it better to go with a non-certified candidate. Chief Flood felt that at this day and age, if someone is hopping from town to town, they are probably wanting to slow down a little bit. There are pros and cons to all of it. The new candidates are typically more motivated and more loyal and stay for an extended period of time as opposed to someone coming from another police department. Mayor Baull asked Chief Flood what his hope and timeline was as far as narrowing down the choices. Chief Flood stated that they would probably have it narrowed down in a week or two. A lot of people, especially the non-certified candidates, are submitting multiple applications because they are looking to land a job. When you call them you have to ask if they are in any other processes and if so how far along in the process they are.

- b. Treasurer's Report
- c. Administrative Report
- d. Building Official Report
- e. Code Enforcement Report
- f. Meeting Reports
- g. Water Department Report
- h. Prince George's Chapel Cemetery Report
- i. Correspondence

Vice-Mayor Ulrich made a motion to approve the consent agenda. Councilman Labor seconded the motion. The vote was 3-0 with Councilman Chandler and Truitt being absent.

V. PLANNING & ZONING REPORT
Mills Subdivision
Vines Creek Retail Center
(Kyle Gulbronson/Brad Connor)

Brad Connor, Chairperson P&Z Committee, stated that at the April 7th, 2022 P&Z meeting by a vote of 4-0 (with Vice-Commissioner Flowers being absent) recommend to approve the minor subdivision for William Mills as long as the plan is updated with the required AECOM review letter changes. Since the P&Z meeting, the changes have been made and the plan presented is the latest, as of April 13th, showing the corrections being made and AECOM feels that the plan meets the requirements needed for approval.

Brad Connor, Chairperson P&Z Committee, stated that at the April 7th, 2022 P&Z meeting by a vote of 4-0 (with Vice-Commissioner Flowers being absent) recommended the Final Site Plan approval for the Vines Creek Retail Centre as the comments and concerns from AECOM were all addressed and the project has received all letters of approval from the appropriate agencies.

VI. NEW BUSINESS

a. Discussion and Possible Vote:

Mills Subdivision

Vice-Mayor Ulrich confirmed that Mr. Mills is sub-dividing the three lots on Warrington Street and the rest will remain open until a later date. Mr. Mills stated "yes, that is correct."

Councilman Labor asked how much other land is involved that is not being sub-divided and if that is the same owner for future development. Engineering Consultant Gulbranson stated that it is same ownership. Vice-Mayor Ulrich asked Mr. Gulbranson regarding it being in a flood zone, if that would be an issue. Mr. Gulbranson stated that lots 1 & 2 are in the flood zone and therefore when homes are built there, they will need to be built to flood standards, which will be dealt with at the time building permits are applied for. They will have to be approved based on the town's Flood Plain Ordinance.

Vice-Mayor Ulrich made a motion to approve the Mills Subdivision as submitted. Councilman Labor seconded the motion. The vote was 3-0 with Councilman Chandler and Truitt being absent.

Vines Creek Retail Centre

Vice-Mayor Ulrich asked Mr. Gulbranson if in regard to the changes that AECOM asked to be made on the Preliminary Site Plan, if everything had been addressed. Mr. Gulbranson stated that the plan meets the Town's Code and they have all their agency approvals from Del-DOT, the Conservation District, and Fire Marshal. She confirmed that it was still three buildings with apartments above. Mr. Gulbranson stated that there are three buildings and there is a landscape buffer between them and the residence located on the one side. She asked if there was a retention pond and Mr. Gulbranson stated that they are doing an underground storage storm water system, which will be under the parking lot. Mr. Gulbranson stated that the earlier plan had a storm water basin, but they decided on the underground system and therefore they no longer need the pond. He stated that there are good soils on the site therefore they were able to do that. Vice-Mayor Ulrich stated that she had no issues with it as long as the leased space fell within the Town guidelines. She asked if Councilman Chandler had a chance to review it. Town Administrator Brought stated that she advised him to let Mayor Baull know if he had any concerns. Mayor Baull stated that he had not heard from him.

Councilman Labor asked Mr. Snead if the buildings were being built as white space, sub-divided and would be leased out later. Mr. Snead stated that at this time they are pre-leasing tenants. Councilman Labor asked if it was multiple commercials on the first floor or one per building. Mr. Snead stated that they are being fit-out to have two commercial spaces per building for a total of six. Vice-Mayor Ulrich

asked if the plan was to do one and complete it or all at the same time. Mr. Snead said the plan is to construct all three at the same time.

Councilman Labor made a motion to approve the Vines Creek Retail Centre. Vice-Mayor Ulrich seconded the motion. The vote was 3-0 with Councilman Chandler and Truitt being absent.

b. Grass Bids

Town Administrator Brought stated that we only received one. She stated that an email was sent to DOC and no response was received.

Vice-Mayor Ulrich made a motion to approve the bid from Gray's Creative Touch in the amount of \$13,500 for the 2022 grass cutting season. Councilman Labor seconded the motion. The vote was 3-0 with Councilman Chandler and Truitt being absent.

VII. OLD BUSINESS

There was no old business.

VIII. PUBLIC COMMENT

No public comment was made.

IX. ADJOURNMENT

Councilman Labor made a motion to adjourn. Vice-Mayor Ulrich seconded the motion. The vote was 3-0 with Councilman Chandler and Truitt being absent.

Meeting adjourned at 6:17 p.m.

Respectfully Submitted,
Stacy West, Town Clerk